BUREAU OF STATISTICS

YUKON REAL ESTATE SURVEY

Second Quarter, 2010

1 Value of Real Estate Transactions

		Yukon	Whitehorse	Other
			($000)	
2010	Q2	68,916.9	60,836.5	8,080.4
	Q1	26,909.8	22,757.7	4,152.1
2009	Q4	47,609.6	40,129.7	7,479.9
	Q3	66,302.3	55,964.5	10,337.8
	Q2	49,925.2	43,051.1	6,874.1

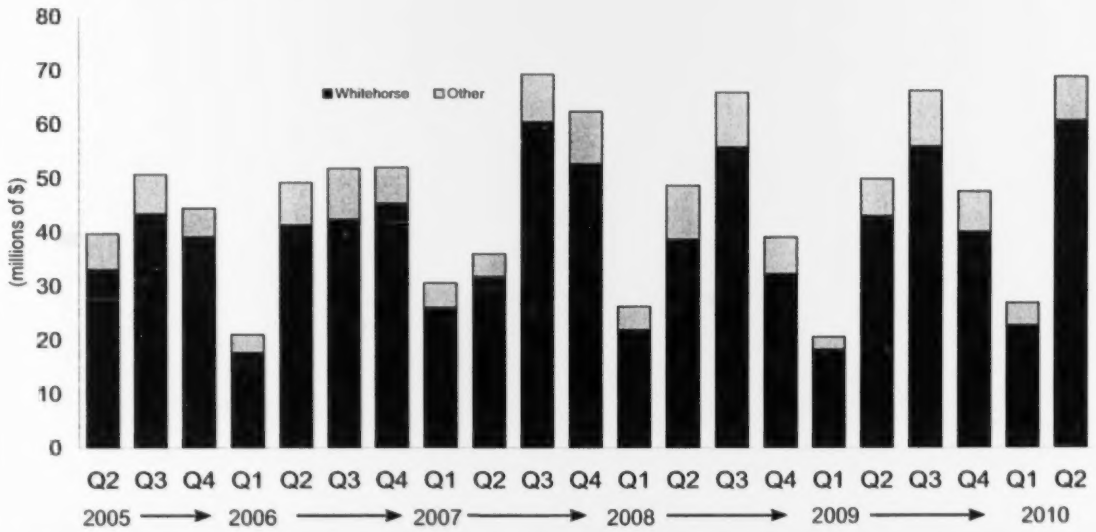
Notes: Q1 = first quarter (January, February, March), Q2 = second quarter, etc.
Numbers may not total due to rounding.

The total value of real estate transactions in Yukon for the second quarter of 2010 was $68,916,900. This is an increase of $18,991,700, or 38.0%, compared with the second quarter of 2009 which was $49,925,200. The second quarter of 2010 was the highest second quarter total on record.

On annual basis, real estate transactions in Yukon for 2009 totalled $184,386,900 compared to the annual total in 2008 of $179,783,800. This represents an increase of $4,603,100, or 2.6%.

In Whitehorse for the second quarter of 2010, the value of transactions totalled $60,836,500, an increase of $17,785,400, or 41.3%, compared to the second quarter of 2009. The second quarter of 2010 was the highest total value for Whitehorse of any quarter on record.

In the rest of Yukon, the value of real estate transactions in the second quarter of 2010 increased by $1,206,300, or 17.5%, compared to the same time period in 2009.



2 Value and Type of Real Estate Transactions in Whitehorse

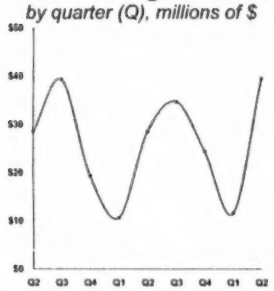
The value of real estate transactions in Whitehorse increased $17,785,400 or 41.3%, comparing the second quarter of 2010 ($60,836,500) to the second quarter of 2009 ($43,051,100).

		Total	Single Houses	Family Lots[1]	Mobile Homes	Condos	Duplexes	Multiple-Residential	Commercial Property	Industrial Property
Value of Real Estate Transactions						($000)				
2010	Q2	60,836.5	39,456.8	787.7	1,915.9	9,350.7	3,401.6	x	x	2,543.0
	Q1	22,757.7	11,558.0	385.5	1,417.4	6,187.2	2,024.5	0	0	1,185.0
2009	Q4	40,129.7	24,356.6	1,437.1	1,827.3	7,266.5	1,867.8	x	2,760.0	x
	Q3	55,964.5	34,682.4	1,619.9	3,079.5	4,457.4	4,899.7	1,326.3	3,574.0	2,325.4
	Q2	43,051.1	28,441.8	324.3	3,503.2	3,938.2	2,887.3	x	2,048.0	x
Number of Real Estate Transactions										
2010	Q2	185	107	6	9	36	13	x	x	6
	Q1	82	35	3	7	25	8	0	0	4
2009	Q4	139	75	11	9	30	8	x	3	x
	Q3	190	105	15	16	19	20	3	6	6
	Q2	149	89	4	18	17	12	x	4	x

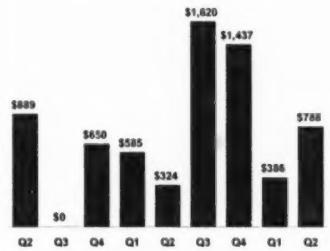
x = suppressed for confidentiality. Rows may not total due to rounding.

Total Value of Whitehorse Property Sales, Q2 2008 to Q2 2010, *by type of transaction*

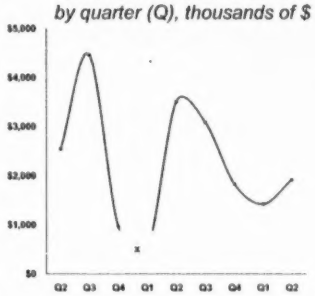
Sales of Single Houses
by quarter (Q), millions of $



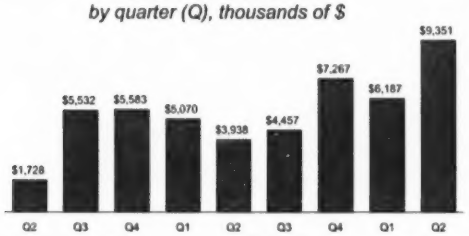
Sales of Family Lots[1]
by quarter (Q), thousands of $



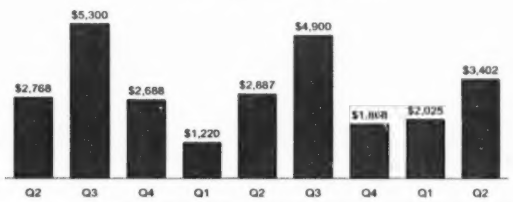
Sales of Mobile Homes
by quarter (Q), thousands of $



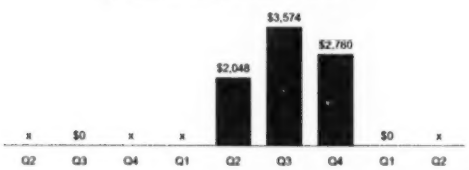
Sales of Condos
by quarter (Q), thousands of $



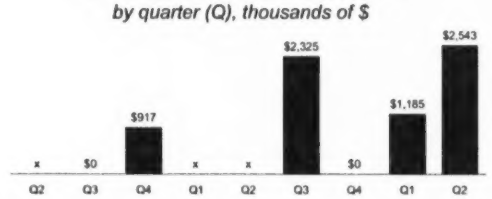
Sales of Duplexes
by quarter (Q), thousands of $



Sales of Commercial Properties
by quarter (Q), thousands of $



Sales of Industrial Properties
by quarter (Q), thousands of $



x = suppressed for confidentiality

[1]The 'Family Lots' category does not include the majority of lots purchased by contractors. For further explanation, contact the Yukon Bureau of Statistics.

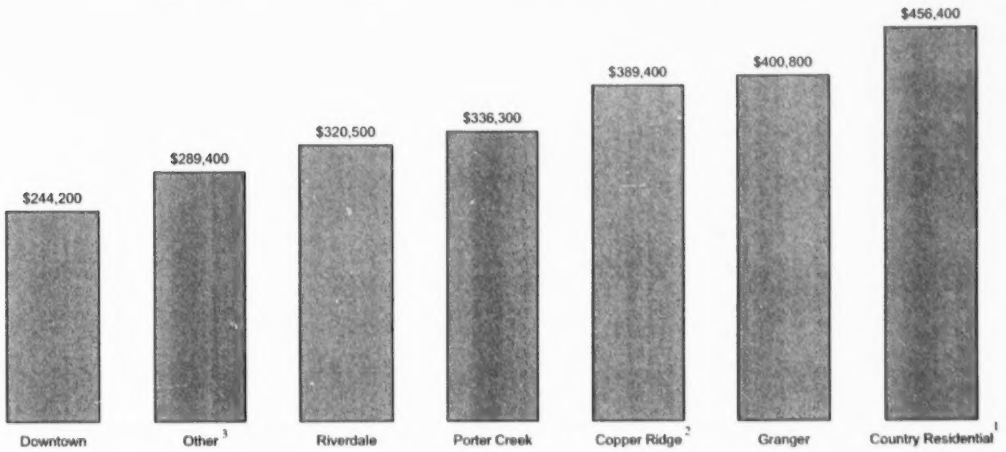
3 Value, Number and Average Price of Single House Sales in Whitehorse, *by subdivision*

		Total	Down-town	Riverdale	Porter Creek	Granger	Country Residential[1]	Copper Ridge[2]	Takhini	Other[3]
Value of Single House Sales						($000)				
2010	**Q2**	39,456.8	976.7	4,166.5	8,072.0	2,404.5	7,302.9	14,797.7	0.0	1,736.5
	Q1	11,558.0	x	2,401.9	2,797.6	1,078.5	1,182.1	2,877.9	x	995.0
2009	**Q4**	24,356.6	1,007.5	4,312.9	4,738.9	x	1,687.5	11,122.0	838.0	x
	Q3	34,682.4	1,763.5	6,768.0	5,686.1	x	4,682.8	13,942.1	0.0	x
	Q2	28,441.8	x	4,548.0	3,079.2	2,903.0	2,848.2	11,624.7	x	1,920.3
Number of Single House Sales						(no.)				
2010	**Q2**	107	4	13	24	6	16	38	0	6
	Q1	35	x	9	8	3	3	8	x	3
2009	**Q4**	75	5	14	16	x	4	32	3	x
	Q3	105	6	22	18	x	13	40	0	x
	Q2	89	x	17	10	8	8	33	x	7
Average Price of Single Houses Sold						($000)				
2010	**Q2**	368.8	244.2	320.5	336.3	400.8	456.4	389.4	0.0	289.4
	Q1	330.2	x	266.9	349.7	359.5	394.0	359.7	x	331.7
2009	**Q4**	324.8	201.5	308.1	296.2	x	421.9	347.6	279.3	x
	Q3	330.3	293.9	307.6	315.9	x	360.2	348.6	0.0	x
	Q2	319.6	x	267.5	307.9	362.9	356.0	352.3	x	274.3

x = suppressed for confidentiality. Rows may not total due to rounding.

- The ***average*** single house price (does not include duplexes, condos or mobile homes) in Whitehorse has increased $49,200 or 15.4%, comparing the second quarter of 2009 ($319,600) to the second quarter of 2010 ($368,800). This is the highest quarterly average house price on record.
- The ***median*** single house price in Whitehorse has increased $54,000 or 17.8%, comparing the second quarter of 2009 ($304,000) to the second quarter of 2010 ($358,000).

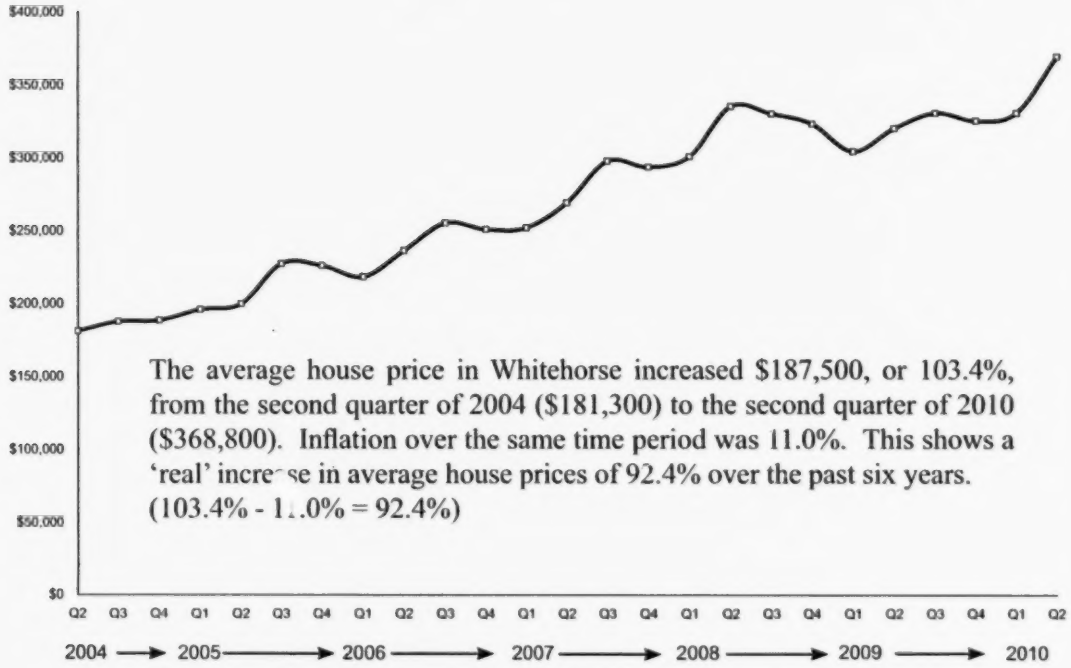
Average Price of Single Houses Sold, *Second Quarter, 2010*



[1] Country Residential includes Wolf Creek, Pineridge, Mary Lake, MacPherson, Hidden Valley etc.
[2] Includes Logan.
[3] "Other" includes house sales in Hillcrest, Crestview, Valleyview and Marwell.

4 Average Single House Prices in Whitehorse

- The chart below shows average single house prices (does not include duplexes, condos or mobile homes) in Whitehorse, from the second quarter of 2004 to the second quarter of 2010.



The average house price in Whitehorse increased $187,500, or 103.4%, from the second quarter of 2004 ($181,300) to the second quarter of 2010 ($368,800). Inflation over the same time period was 11.0%. This shows a 'real' increase in average house prices of 92.4% over the past six years. (103.4% - 11.0% = 92.4%)

Note: Q1 = first quarter (January, February, March), Q2 = second quarter, etc.

The Bureau of Statistics first undertook the Yukon Real Estate Survey in 1977. The survey is a census of all real estate transactions occurring anywhere in Yukon, with the exception of 'not-at-arm's-length' transactions ('not-at-arm's-length' transactions are those that do not reflect open market values). All single and multiple-residential property transactions, as well as commercial and industrial property sales, are included. The survey is divided into four parts: (1) Value of real estate transactions; (2) Type of real estate transactions in Whitehorse; (3) Value, number and average price of house sales in Whitehorse and (4) Average house prices in Whitehorse over the past six years.

Yukon
Executive Council Office
Bureau of Statistics

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